152.0	0006	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	897,300 / 897,300
					USE VALUE:	897,300 / 897,300
					ASSESSED:	897,300 / 897,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		CEDAR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCGOWAN WILLIAM K & CAROLINE E
Owner 2:	
Owner 3:	
Street 1:	61 CEDAR AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SAUNDERS BARBARA M -
Owner 2:	FRATIC JOSEPH P JR -
Street 1:	61 CEDAR AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,732 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Vinyl Exterior and 2150 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4732.000	447,700		449,600	897,300
Total Card	0.109	447,700		449,600	897,300
Total Parcel	0.109	447,700		449,600	897,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.35 | /Parcel: 417.3

Legal Description

User Acct 100722

GIS Ref

GIS Ref

Insp Date 02/03/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 152.0-0006-0002.0

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Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	447,700	0	4,732.	449,600	897,300	897,300	Year End Roll	12/18/2019
2019	101	FV	326,800	0	4,732.	421,500	748,300	748,300	Year End Roll	1/3/2019
2018	101	FV	268,500	0	4,732.	348,400	616,900	616,900	Year End Roll	12/20/2017
2017	101	FV	268,500	0	4,732.	320,300	588,800	588,800	Year End Roll	1/3/2017
2016	101	FV	268,500	0	4,732.	292,200	560,700	560,700	Year End	1/4/2016
2015	101	FV	261,900	0	4,732.	286,600	548,500	548,500	Year End Roll	12/11/2014
2014	101	FV	261,900	0	4,732.	266,400	528,300	528,300	Year End Roll	12/16/2013
2013	101	FV	261,900	0	4,732.	253,400	515,300	515,300		12/13/2012

PRINT

Date	Time
12/11/20	02:02:24

LAST REV

Date	Time
10/29/20	09:37:15

danam

11911

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAUNDERS BARBAR	62170-60		7/2/2013		600,000	No	No		
SAUNDERS BARBAR	49171-354		3/26/2007	Family	1	No	No		
	8084-277		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2020	910	Redo Bas	48,075	O				
8/23/2017	1091	Addition	241,360	O				see plans
5/16/2005	395	Re-Roof	8,870					

ACTIVITY INFORMATION

Date	Result	By	Name
2/3/2018	Inspected	BS	Barbara S
1/20/2018	MEAS&NOTICE	HS	Hanne S
3/11/2009	Inspected	163	PATRIOT
1/9/2009	Entry Denied	372	PATRIOT
11/19/1999	Meas/Inspect	270	PATRIOT
9/1/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	100722
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4732		Sq. Ft.	Site		0	80.	1.19	9									449,566						449,600	

Total AC/HA: 0.10863 | Total SF/SM: 4732 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 449,566 | Spl Credit | Total: 449,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.13837206
Const Adj.:	0.98990101
Adj $ / SQ:	140.859
Other Features:	115505
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	501900
Depreciation:	54205
Depreciated Total:	447695

COMMENTS

PDA.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1			HB	1		

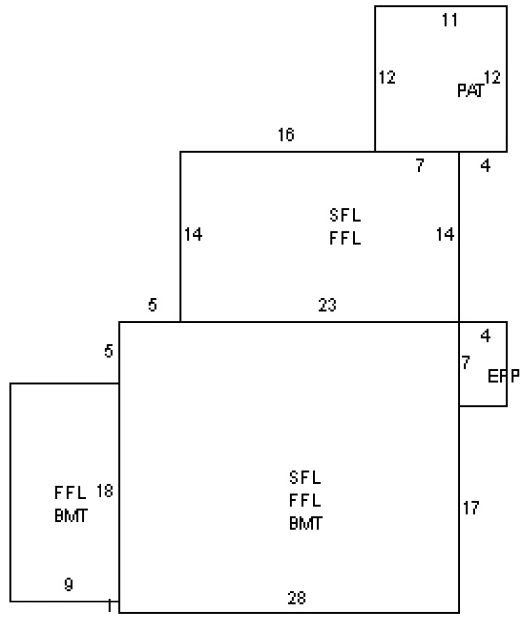
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	154.95
Special Features:	0	Val/Su Net:	142.40
Final Total:	447700	Val/Su SzAd	208.23

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,156	140.860	162,834
SFL	Second Floor	994	140.860	140,014
BMT	Basement	834	42.260	35,243
PAT	Patio	132	5.040	665
EFP	Enclos Porch	28	71.870	2,012
	Net Sketched Area:	3,144	Total:	340,768
Size Ad	2150	Gross Are	3144	FinArea 2150

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

152.0-0006-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc